

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**July 20, 2010**

The Commissioners of the Chicago Housing Authority held its annual and Regular Meeting of the Board of Commissioners on Tuesday, July 20, 2010, at 8:30 a.m. at the National Teachers Academy, 55 W. Cermak, Chicago, IL.

Due to the absence of Chairman Nesbitt, Commissioner Carlos Ponce called the meeting to order and upon roll call, those present and absent were as follows:

Present:

Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Absent:

Martin Nesbitt  
Hallie Amey

Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer then presented his monthly report. Per Mr. Jordan, for the first time since 1999, the CHA opened its Family Housing Wait List from June 14<sup>th</sup> through July 9<sup>th</sup>. Registration was predominantly conducted online and more than 215,000 people registered. A private vendor is poised to remove duplicate applications and then 40,000 names will be drawn randomly via electronic lottery. Mr. Jordan concluded his report by briefing the Commissioner on ongoing summer programming and participation of CHA in the Bud Billiken Parade

Commissioner Ponce then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting Commissioner Ivers then introduced a Motion to approve Item 1 discussed in Executive Session.

**Executive Session Item 1**

**RESOLUTION NO. 2010-CHA-85**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 1, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for June 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for June 2010.

The Motion to adopt resolution for Executive Session Item1 was seconded by Commissioner Beverly and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
Sandra Young

Nays: None

The Chairmen thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ponce then presented the following report. Per Commissioner Ponce, for the month of June, staff scheduled a Joint Tenant Services & Operations Committee Meeting. However, due to a lack of Quorum for the Tenant Services Committee only, per Counsel, Commissioners were briefed on each item but no vote was taken.

Commissioner Ponce then presented an Omnibus Motion for adoption of Resolutions for Items A1 thru A4 discussed.

**(Item A1)**

The Chicago Housing Authority is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of the following: General Fund, Section 8 Non-MTW, HOPE VI and Other Funding Programs, and the use for these funds. The FY2010 budgeted expenditures have been revised from \$1,031,372,033 to \$983,016,147, resulting in a \$48,355,886 decrease. The major changes by funding source are explained below: **General Fund.** Total revenues and associated expenditures decreased by \$61,435,450 for a fund total of \$802,662,718. The reduction is due to changes in the cash flow schedule for various construction projects and costs savings related to ADA work, both at various sites and, less than anticipated costs per voucher for HAP. **Section 8 Non-MTW Fund.** Budget remained unchanged at \$7,875,729. **Hope VI.** Total revenues and associated expenditures decreased by \$8,004,161 for a fund total of \$41,884,424. The reduction is due to a change in the cash flow for both Rockwell Gardens and Park Boulevard Mixed Income properties. **Other Funding.** The total revenues and associated expenditures increased by \$21,083,725 for a fund total of \$130,593,276. This increase is primarily due to the use of additional American Recovery and Reinvestment Act Funds (ARRA) to fund Altgeld Phase IV and the creation of various summer jobs through awarded grants.

**RESOLUTION NO. 2010-CHA-85**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated July 14, 2010, entitled "APPROVAL OF THE REVISED 2010 COMPREHENSIVE BUDGET";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached budget amendments, "THE FY2010 COMPREHENSIVE BUDGET AMENDMENT #2", and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;

2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

As part of the Capital Improvement Program, the Chicago Housing Authority executed Contract No. 9048 with Harley Ellis Devereaux, Contract No. 9049 with Holabird and Root and Contract No. 9050 with Globetrotters Engineering Corporation. The aggregate value of these contracts is an amount not-to-exceed \$6,000,000.00. These Indefinite Delivery Indefinite Quantity (“IDIQ”) task order contracts are to provide PDC services on an “as needed” basis. The PDC services include Assessments, Design, Engineering, Construction Documents, Construction Administration and Close-out services for a period of three (3) years beginning July 1, 2009 through June 30, 2012. The PDC services are performed as needed at Family, Senior, Scattered Sites and Non-dwelling properties. In February 2008, a task order contract was awarded for the performance of PDC services for the Capital Maintenance Program. The term of the agreement with that PDC (hereinafter, the “Capital Maintenance PDC”) was from March 1, 2008 through February 28, 2011. In September of 2009, the Capital Maintenance PDC ceased its operations in Chicago, and the Capital Construction Department (“CCD”) resolved all open items under its agreement. To meet the CHA’s commitments under the Voluntary Compliance Agreement and Memorandum of Understanding (“VCA/MOU”) with the U.S. Department of Housing and Urban Development, it was necessary for the CCD to re-assign the majority of the Capital Maintenance PDC’s projects to Harley Ellis Devereaux, Holabird & Root and Globetrotters Engineering Corporation (the “IDIQ PDCs”). In first quarter of 2010, \$3,200,000.00 of the aggregate value of the IDIQ PDCs’ contracts has been allocated to the projects originally intended for the Capital Maintenance PDC. Funding for these three (3) contracts cannot continue to be used for work expected to be performed by the Capital Maintenance PDC without having a significant negative impact on the ability of CCD to assign other vital design work to these firms. To compensate for this impact, it is recommended that the remaining funding from the not-to-exceed amount in the Capital Maintenance PDC’s contract be reallocated to the current IDIQ PDCs. This amount is \$3,545,693.56, and it would be distributed in the same percentages used to allocate the \$6,000,000.00 among the base contracts of the IDIQ PDCs.

**RESOLUTION NO. 2010-CHA-87**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 14, 2010, entitled “AUTHORIZATION TO EXECUTE AMENDMENT NO. 01 TO CONTRACT NO. 9048 WITH HARLEY ELLIS DEVEREAUX, CONTRACT NO. 9049 WITH HOLABIRD & ROOT, LLC AND CONTRACT NO. 9050 WITH GLOBETROTTERS ENGINEERING CORPORATION FOR PRIME DESIGN CONSULTING SERVICES AT VARIOUS CHA DWELLING AND NON-DWELLING PROPERTIES”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute three (3) Amendments for Prime Design Consultant services at various CHA Dwelling and Non-Dwelling properties. Each Amendment No. 1 will add funding for PDC services to the following contracts: (1) Contract No. 9048 with Harley Ellis Devereaux in an amount not-to-exceed \$1,240,992.75 – for a new total contract value not-to-exceed \$3,340,992.75; (2) Contract No. 9049 with Holabird & Root in an amount not-to-exceed \$1,181,897.85 – for a new total contract value not-to-exceed \$3,181,897.85; and (3) Contract No. 9050 with Globetrotters Engineering Corporation in an amount not-to-exceed \$1,122,802.96 – for a new total contract value of \$3,022,802.96. The aggregate increase to the

three (3) contracts is an amount not-to-exceed \$3,545,693.56. The term of the contracts will remain unchanged.

Each Amendment is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**Item A3)**

In the summer of 2008, the Board of Commissioners authorized the CHA to enter into a security contract for a two (2) year base period commencing on August 1, 2008 and ending on July 31, 2010, with a one year option exercisable at the CHA's discretion upon the expiration of the Base Term. The security contract initially included three HCV Satellite Office locations; 1550 West 88<sup>th</sup> Street, 1749 East 75<sup>th</sup> Street, 3333 West Arthington, the CHA's warehouse at 2325 S. Federal, the CHA's Family Investment Center and the CHA's main administrative offices located at 60 East Van Buren. During the second year of the Base Term of Contract No. 8052, changes in security coverage became necessary at certain locations, due in part to the winding down of the CHA's warehouse and the extension of open hours at various HCV Satellite Office locations. Consequently, the extended daily hours of security services resulted in costs that exceeded the amounts originally budgeted for the Base Term of Contract No. 8052. The CHA entered into Amendment No.1 for Contract No. 8052, adding Seventy Nine Thousand Dollars (\$79,000) to the original not-to-exceed compensation to cover the additional service requirements that resulted from increased security coverage at the HCV Satellite Office locations and administrative office locations. The CHA will incur additional costs associated with increased security requirements through the July 31, 2010 expiration date for Contract No. 8052 in the amount of \$20,000.00, due to continued increased service levels, including augmented service requirements attributable to the opening of the CHA's Family Wait List and to security services needed at the Family Investment Center. The CHA now seeks to exercise the option reserved under the Security Services Agreement to provide services at the applicable locations for the one (1) year term commencing on August 1, 2010. The amendment effecting the requested authorization to exercise the Option Term will reflect updated contractual terms for the Option Term, including modified coverage locations and areas, and modified coverage times applicable for the Option Term and the respective locations. The locations requiring security coverage during the Option Term include: 2750 West Roosevelt Road; 3500 S. State Street, 5<sup>th</sup> floor; 1749 – 51 & 1755 - 57 East 75<sup>th</sup> Street; 60 East Van Buren; and 4859 S. Wabash.

**RESOLUTION NO. 2010-CHA-88**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 14, 2010, entitled "**AUTHORIZATION TO AMEND CONTRACT NO. 8052 TO EXERCISE THE OPTION YEAR EXTENDING THE SECURITY SERVICES AGREEMENT WITH MOORE SECURITY SERVICES, INC.**"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY,**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his Designee to exercise the CHA's one (1) year extension option under Contract No. 8052 with Moore Security Services, Inc., in a total amount not to exceed \$675,702.56, for security services at various CHA Administrative Offices and the HCV Satellite Offices.

**(Item A4)**

On May 18, 2010, the CHA received official written notice of an award of \$180,000 from DCEO's Community Gardens Program to create and implement the Community Gardens Program at Altgeld Gardens and was required to promptly execute the grant agreement with DCEO. Subsequently on July 6, 2010, CHA received notice that DCEO desires to increase the grant award by \$180,000 to supplement an existing Community Gardens Program at the Iron Street location near 35<sup>th</sup> and Ashland and will be preparing an amendment to the grant agreement. The purpose of the funding is to provide a community based summer youth employment program that provides youth with training in agribusiness while supporting the establishment of a local food system that will serve the needs of low-income residents within the community areas. As part of the American Reinvestment and Recovery Act, this grant opportunity will create forty (40) summer positions for youth residing in Altgeld Gardens and forty (40) summer positions for youth to work at the Iron Street location based on demonstrated need and will also create additional supervisor and project management positions with Growing

Power. TEC Services will provide intake services for all youth participants and work with the local WIA agency, the Chicago Department of Family and Supportive Services (DFSS), to ensure that all youth participants are WIA eligible, which is a requirement for participation. Growing Power will provide the expertise needed to successfully implement the program including growing and distributing the produce to the local community. E&ES and UCAN will recruit youth participants and document their participation in the program. U of I Extension will provide the educational curriculum and field trips.

**RESOLUTION NO. 2010-CHA-89**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 14, 2010 entitled, “RATIFICATION OF ACCEPTANCE OF A GRANT AWARD IN THE AMOUNT OF \$180,000 AND ACCEPTANCE OF AN AMENDED GRANT AWARD FOR AN ADDITIONAL \$180,000 FROM THE ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY AND AUTHORIZATION TO ENTER INTO SUB-GRANT AGREEMENTS WITH GROWING POWER, TEC SERVICES, INC., UNIVERSITY OF ILLINOIS EXTENSION, EMPLOYMENT & EMPLOYER SERVICES AND UHLICH CHILDREN’S ADVANTAGE NETWORK AND INCREASE THE FY 2010 COMPREHENSIVE BUDGET TO IMPLEMENT THE CHA COMMUNITY GARDENS PROGRAM AT ALTEGELD GARDENS AND SUPPLEMENT THE COMMUNITY GARDEN PROGRAM AT THE IRON STREET LOCATION NEAR 35<sup>th</sup> ST. AND ASHLAND AVE.”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies the acceptance of a grant award in the amount of \$180,000 and accepts an amended grant award for an additional \$180,000 from the Illinois Department of Commerce and Economic Opportunity for a total of \$360,000.00, and authorizes the Chief Executive Officer or his designees to increase the FY2010 comprehensive budget and enter into sub-grant agreements with Growing Power, TEC Services University of Illinois Extension, Employment and Employer Services and Uhlich Children’s Advantage Network and increase the FY2010 budget to implement the CHA Community Gardens Program at Altgeld Gardens and to supplement the Community Garden Program at the Iron Street location near 35<sup>th</sup> St. and Ashland Ave.

The Omnibus Motion to adopt resolutions for Items A1 thru A4 was seconded by Commissioner Young and the voting was as follows:

|       |                    |
|-------|--------------------|
| Ayes: | Deverra Beverly    |
|       | Dr. Mildred Harris |
|       | Michael Ivers      |
|       | Myra King          |
|       | Carlos Ponce       |
|       | Bridget Reidy      |
|       | Sandra Young       |
| Nays: | None               |

There being no questions or discussion, the Chairmen thereupon declared said Motion carried and said resolutions adopted. The Joint Tenant Services & Operations Committee Meeting report was also accepted in total.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee then the regularly scheduled Committee meeting was not held due to a lack of quorum. Commissioners, however, were presented with the Treasury & Cash Flow Report for the month of April, the Financial Report as of April 2010 and the 2010 CAFR Review. .

Commissioner Young then presented a Motion for adoption of the Resolution for Item B1 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

On May 18, 2010, CHA received official written notice of an award from the Department of Commerce and Economic Opportunity (DCEO) to create and implement a summer Community

Garden Program at Altgeld Gardens to provide CHA youth employment opportunities. The grant funding from DCEO will provide 40 CHA youth with training in agribusiness while supporting the establishment of a community produce garden. Through this grant, Growing Power will be responsible for implementing this community garden in collaboration with Uhlich Children's Advantage Network ("UCAN"), TEC Services, Inc., and University of Illinois Extension. Upon the Board's approval, CHA will enter into a contract with Growing Power to expand the community garden project created by the DCEO grant by creating an additional 150 adult employment opportunities. Growing Power will provide oversight, training, supplies, tools, and equipment for an additional 150 adult workers. Within these positions, TANF eligible adults (ages 18+) will assist in the planning and creation of the community garden. CHA will leverage the Put Illinois to Work program ("PITW") grant, which was authorized by the Board on April 20, 2010, to fund the wages for the 150 adult workers. PITW funds will pay the subsidized wages in an amount of up to \$720,000. Adult participants will earn the standard \$10 per hour wage associated with the Put Illinois to Work program. Participants will construct and install 150 raised box planters, and work in teams to install a community garden, hoop greenhouses and compost system that will form the infrastructure for long term sustainable jobs and produce for the community. Participants will also develop and execute a food distribution system that includes farm stand sales, food pantry and home delivery services, providing an entrepreneurial learning experience while promoting sustainability. Participants will attend educational programs to increase understanding of local and regional food systems and career opportunities in agriculture and natural resources (green jobs) and cooking demonstrations to increase understanding of food preparation using the local produce. Participants will also receive job readiness training including career exploration, job search and application, resume writing, and interviewing and workplace skills.

**RESOLUTION NO. 2010-CHA-90**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 14, 2010, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH GROWING POWER, INC. TO EXPAND THE COMMUNITY GARDEN PROGRAM AT ALTGELD GARDENS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Growing Power, Inc. for the period of July 1, 2010 through June 30, 2011, in an amount not to exceed \$165,000 to expand the community garden program at Altgeld Gardens

The Motion to adopt resolution for Item B1 was seconded by Commissioner Ponce and the voting was as follows:

|       |  |
|-------|--|
| Ayes: | Deverra Beverly<br>Dr. Mildred Harris<br>Michael Ivers<br>Myra King<br>Carlos Ponce<br>Bridget Reidy<br>Sandra Young |
| Nays: | None   |

There being no questions or discussion, the Chairmen thereupon declared said Motion carried and said resolution adopted. The Finance & Audit Committee Meeting report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: \_\_\_\_\_  
Martin Nesbitt  
Chairmen

s/b: \_\_\_\_\_  
Lee Gill, Custodian and  
Keeper of Records